

(C) AMENDMENTS TO THE CLAIMS

1. (CANCELED) Apparatus for real estate escrow transactions, comprising:
~~a computer based automation system, having components providing
implementation, management, and tracking of the escrow transactions, wherein data for
implementing, managing, and tracking the escrow transactions is accessible for specific
parties to said escrow transactions.~~

2. (CANCELED) The apparatus as set forth in claim 1, comprising:
~~said components including program modules distributed between principals and
parties to said escrow transactions, providing predetermined party associated data entry
and access.~~

3. (CANCELED) The apparatus as set forth in claim 2, comprising:
~~said program modules including security measures providing for a variety of
levels for said associated data entry and access to said escrow transactions.~~

4. (CURRENTLY AMENDED) A client-server computer system for escrow of real
estate, comprising:
at least one client module associated with at least one client party for initiating an
escrow process with at least one escrow party; and
at least one server module associate with the escrow party,
wherein a specific escrow account between said client party and said escrow
party is established, maintained, tracked, and consummated via said client-server
computer system including on-line entry and transmission of escrow initiation, escrow
instructions, escrow status tracking, and escrow consummation between the server
party and the client party.

5. (CANCELED) The system as set forth in claim 4, comprising:

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1 ~~on-line entry and transmission of escrow initiation, escrow instructions, escrow~~
2 ~~status tracking, and escrow consummation between the server party and the client~~
3 ~~party.~~

4
5 6. (ORIGINAL) The system as set forth in claim 4, the at least one server module
6 associated with the escrow party further comprising:
7 on-line entry and transmission of service provider data between the server party
8 and at least one service provider.

9
10 7. (ORIGINAL) The system as set forth in claim 4, comprising:
11 computer code providing data security.

12
13 8. (ORIGINAL) The system as set forth in claim 4, comprising:
14 computer code providing for digital identity authentication for each party.

15
16 9. (ORIGINAL) The system as set forth in claim 4, comprising:
17 digital tracking and transfer of funds or other compensation transfers throughout
18 said escrow process and final closing of said escrow process.

19
20 10. (ORIGINAL) The system as set forth in claim 4, comprising:
21 tracking of all documentation required and advised for the escrow process.

22
23 11. (CANCELED) ~~Computerized method for real estate escrow transactions, the~~
24 ~~method comprising:~~

25 ~~providing a computer-based automation system of components, including~~
26 ~~components providing implementation, management, and tracking of the escrow~~
27 ~~wherein data for implementing, managing, and tracking the escrow transactions is~~
28 ~~accessible for specific parties to said escrow.~~
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1 12. (CANCELED) ~~The method as set forth in claim 11 comprising:~~
2 ~~—distributing said components as computer code modules residing at principals~~
3 ~~and parties to said escrow for providing party associated data entry and access.~~

4
5 13. (CANCELED) ~~The method as set forth in claim 12 comprising:~~
6 ~~—including security measures providing for a variety of data entry and access~~
7 ~~levels to said escrow.~~

8
9 14. (CANCELED) ~~A process for a computerized real estate escrow transaction~~
10 ~~comprising:~~
11 ~~—providing escrow account, escrow status, broker status, lender status, buyer~~
12 ~~status, seller status, and vendor status via a centralized server associated with an~~
13 ~~escrow officer, and~~
14 ~~—connecting parties to said computerized escrow transaction using multiple~~
15 ~~computer network access devices via connectivity types which include but are not~~
16 ~~limited to wireless, satellite, dial-up, or leased communications.~~

17
18 15. (CURRENTLY AMENDED) A system for conducting a real-time or near-real-time
19 real estate escrow transactions, comprising:
20 appropriate data, application, and transactional management network programs;
21 and
22 supporting network based applications for performing ~~at least one of the~~ escrow
23 services ~~selected from a group~~ including:
24 receiving and storing escrow instructions upon submission by a party to the
25 escrow transaction via a computerized communications device;
26 disseminating instructions to all relevant parties by computer;
27 providing escrow documentation;
28 providing escrow documentation approvals;
29 automating order specified services;

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1 real-time and near-real-time display of escrow instructions, status, and activity;
2 on-line digital identification authentication;
3 transfer of ownership;
4 closing escrow;
5 releasing of escrow funds; and
6 digital transfer of escrow funds.

7
8 16. (CANCELED) A method of doing business in realty using an internet comprising:
9 ~~providing an on-line escrow account for parties to a transaction;~~
10 ~~providing on-line transactional account management services with respect to the~~
11 ~~on-line escrow account for said parties; and~~
12 ~~providing secure access to said on-line escrow account limited to the parties and~~
13 ~~third parties using on-line identification authentication.~~

14
15 17. (CANCELED) A computer memory having a program for real estate escrow
16 transactions comprising:
17 ~~program code providing a client-server-based automation system for an escrow~~
18 ~~transaction;~~
19 ~~program code providing implementation, management, tracking, and closing of~~
20 ~~specific escrow transactions; and~~
21 ~~program code allowing escrow transaction data access only for specific parties to~~
22 ~~said escrow transaction.~~

23
24 18. (CANCELED) The memory as set forth in claim 17 wherein said program code
25 ~~allowing escrow transaction data access only for specific parties to said escrow~~
26 ~~transaction further comprises:~~
27 ~~program code for identification authentication.~~
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1 19. (CANCELED) ~~The memory as set forth in claim 17 wherein said program code~~
2 ~~providing implementation, management, tracking, and closing of specific escrow~~
3 ~~transactions further comprises:~~
4 ~~program code for digital signatures.~~

5
6
7 20. (CANCELED) ~~The memory as set forth in claim 17 comprising:~~
8 ~~program code for a method of doing business using an internet, the code~~
9 ~~including computerized processes for providing an on-line escrow account for parties to~~
10 ~~a transaction, providing on-line transactional account management services with~~
11 ~~respect to the on-line escrow account for said parties, and providing secure access to~~
12 ~~said on-line escrow account limited to the parties and third parties using on-line~~
13 ~~identification authentication.~~
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